



Hills Residential



NO CHAIN! Looking for the perfect first home or investment? Look at this deceptively spacious **THREE BEDROOM** property! Situated just minutes from the motorway and various transport links this property makes a great first buy. This great home also benefits from full UPVC **DOUBLE GLAZING** and 'COMBI' gas central heating system. Downstairs offers an entrance hallway, a 21ft through lounge with patio doors to the rear and a modern fitted kitchen. Upstairs, three bedrooms (**TWO DOUBLES**) and a separate toilet and family bathroom. Externally there is **OFF ROAD PARKING** for two cars and a front grass garden. To the rear there is a great outdoor space which isn't overlooked by any other properties! Call today to arrange a viewing on 0161 707 4900.

17 Trippier Road
Manchester, M30 7PT

Monthly Rental Of £650



NO CHAIN!

THREE BEDROOMS (TWO DOUBLES)

LARGE (21FT) OPEN PLAN LIVING & DINING AREA

Hall

uPVC front door, carpeted floors, wall-mounted radiator and ceiling light point.

Living Room 21' 8" x 11' 5" (6.60m x 3.48m)

uPVC double glazed window to the front, patio doors to the rear, laminate floors and two wall-mounted radiators. TV, phone and power points, as well as ceiling light spots.

Kitchen 11' 3" x 7' 9" (3.43m x 2.36m)

Fitted with a range of wall and base units, with complimentary roll top work surface and integrated sink, electric oven and hob, as well as stainless steel extractor. Space and plumbing for washing machine. Built-in wardrobes, uPVC double glazed window and door to the rear, tiled floors and part tiled walls. Power points and ceiling light spots.

Landing

Access to the loft, carpeted floors and ceiling light point.

Bedroom One 15' 3" x 10' 8" (4.64m x 3.25m)

uPVC double glazed window to the front, wall-mounted radiator and laminate floors. Power points and ceiling light point.

Bedroom Two 15' 3" x 10' 8" (4.64m x 3.25m)

Built-in storage, wall coverings, wall-mounted radiator and uPVC double glazed window to the rear. Laminate floors, power points and ceiling light point.

Bedroom Three 9' 8" x 7' 7" (2.94m x 2.31m)

uPVC double glazed window to the front, wall-mounted radiator and laminate floors. Power points and ceiling light point.

Bathroom 5' 6" x 5' 2" (1.68m x 1.57m)

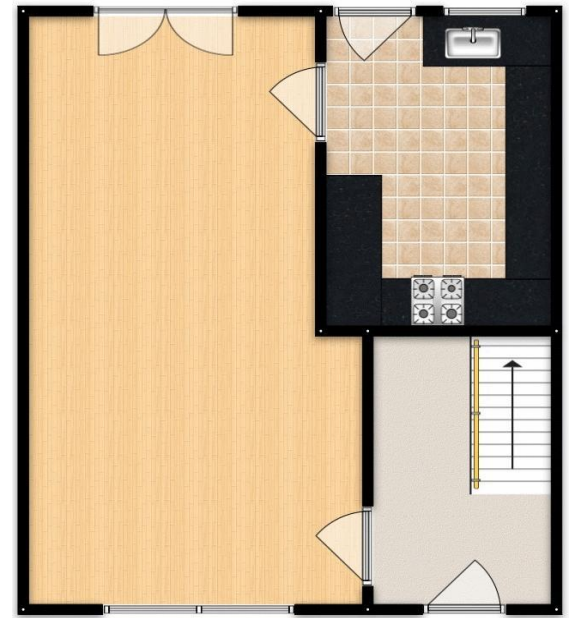
Two piece white suite comprising of wall-mounted hand wash basin and bath. Laminate floors, part tiled walls and uPVC double glazed window to the rear, as well as ceiling light point.

Separate W.C. 5' 6" x 2' 7" (1.68m x 0.79m)

Low level W.C., uPVC double glazed window to the rear, tiled floors and ceiling light point.

Externally

To the front, a laid to lawn garden and paved driveway for two cars. To the rear, paved seating area, laid to lawn garden, with brick built shed, fully enclosed and with access to the front.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Performance Certificate



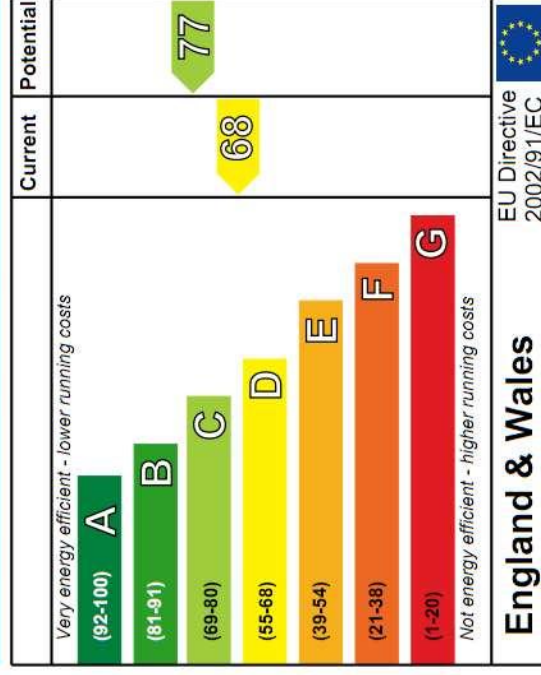
17 Trippier Road
Eccles

Dwelling type: Mid-terrace House
Date of assessment: 28 November 2007
Date of certificate: 28 November 2007
Reference number: 1134-6129-6710-5500-8032
Total floor area: 77 m²

MANCHESTER
M30 7PT

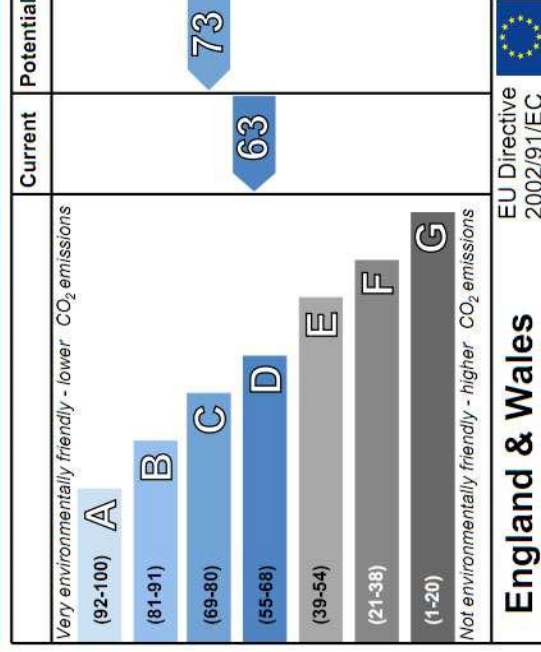
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	259 kWh/m ² per year	188 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.4 tonnes per year
Lighting	£47 per year	£31 per year
Heating	£313 per year	£254 per year
Hot water	£128 per year	£86 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Certification mark